



Planning Service
Laurence House
1 Catford Road
London SE6 4RU

Mrs A Taylor
London borough of Lewisham
4th floor Laurence House
Catford
London
SE6 4RU

Direct Line: 020 8314 7400
Fax: 020 8314 3127
Email: Planning@lewisham.gov.uk
Date: 20 October 2017
Property Ref: LE/250/D/TP
Our Ref: DC/16/099042

Dear Mrs Taylor,

**PERMISSION FOR DEVELOPMENT
Town and Country Planning Act 1990 (as amended)**

Notice is hereby given that the London Borough of Lewisham, in pursuance of its powers as local planning authority under the above Act, Regulations, Rules & Orders made thereunder, permits the development referred to in the Schedule below subject to the conditions set out therein and in accordance with the application and plans submitted, save in so far as may otherwise be required by the said conditions.

Your attention is drawn to the Statement of Applicant's Rights endorsed overleaf.

The grant of planning permission does not relieve developers of the necessity for complying with any local Acts, Public Health Acts & Regulations, Building Acts & Regulations and general statutory provisions in force in the area or modify or affect any personal or restrictive covenants, easements, etc applying to or affecting either the land to which the permission relates or any other land, or the rights of any person or authorities (including the London Borough of Lewisham) entitled to the benefit thereof or holding an interest in the property concerned in the development or in any adjoining property. In this connection applicants are advised to consult the Highways and Transportation team as to any works proposed to, above or under any carriageway, footway or forecourt. Your particular attention is drawn to the Building Acts & Building Regulations which must be complied with to the satisfaction of approved Building Control Inspectors.

SCHEDULE

Application Valid Date: 22 November 2016

Application No: **DC/16/099042**

Development: The proposed regeneration of part (west of rail line) of Beckenham Place Park, Beckenham Hill Road, BR3 comprising of: the rebuilding and change of use of the stable block to include a café (A3) and education use (D1); alteration and extension of the Gardener's Cottage for volunteer use; alterations to and refurbishment of Southend Lodge and extension of associated park depot, including the provision of new storage buildings; alterations to and refurbishment of the Gatehouse; demolition of park storage and toilet structures; excavation to provide a lake and wetland area with associated boardwalk areas; relocation and extension of car park; and extensive landscape works including re-contouring of

land, re-surfacing of existing paths, provision of new paths, new street furniture, play and gym equipment, boardwalks, lighting, signage and boundary treatment; tree removal and new planting.

C O N D I T I O N S

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which the permission is granted.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

2. The development shall be carried out strictly in accordance with the application plans, drawings and documents hereby approved and as detailed below:

DEM-100 Existing Stable Block, EX-100 Existing Stable Block, EX-200 Existing Stable Block Elevation, PL-105, PI-106, PL-107, PL-108, PL-109, PL-150, PL-151, PL-152, PL-155, PL-156, PL-157, PL-160, PL-200, PL-201, PL-300, REP-100, REP-100, REP-200, REP-250, REP-251, REP-252; EX-151; EX-251; EX-252; EX-250 (Southend Lodge elevations as existing); EX-250 (Gatehouse and Southend Lodge elevations as existing); Cleveland -01; Cleveland -02; LD_PLN_301A; LD_PLN_304A; LD_PLN_305A; LD_PLN_215A; LD_PLN_216A; LD_PLN_217A; LD_PLN_218A; LD_PLN_219A; LD_PLN_220A; LD_PLN_221A; LD_PLN_210A; LD_PLN_211A; LD_PLN_212A; LD_PLN_000A; LD_PLN_001; LD_PLN_002A; LD_PLN_402A; LD_PLN_403A; LD_PLN_407A; LD_PLN_408A; LD_SEC_500A; LD_SEC_501A; PL-100 Rev F; PL-105 Rev C; REP-252; PL-251; PL-250; PL-108 Rev P1 (received 15th May 2017); (90)LD 103; (90)LD 104; (90)LD 105; PL-200 Rev D (received 11th July 2017); (90) LD 101 R01; (90) LD 102; (90) LD 107; 6429_LD_PLN_302 (received 31st August 2017).

Reason: To ensure that the development is carried out in accordance with the approved documents, plans and drawings submitted with the application and is acceptable to the local planning authority.

3. a) No development other than demolition to existing ground level shall take place until a programme of archaeological evaluation site work in accordance with a Written Scheme of Investigation, which has first been submitted to and approved in writing by the local planning authority, has been implemented.

b) Dependent upon the results presented under Part (a), no development other than demolition to existing ground level shall take place until a programme of archaeological mitigation site work in accordance with a Written Scheme of Investigation, which has first been submitted to and approved in writing by the local planning authority, has been implemented.

c) The site investigation and post-investigation assessment pursuant to Part (b) shall be submitted to and approved in writing by the local planning authority prior to occupation of the development.

Reason: To comply with Policies 15 High quality design for Lewisham and 16 Conservation areas, heritage assets and the historic environment of the Core Strategy (June 2011) and Policy 7.8 of the London Plan (July 2016).

4. No development shall commence on site until such time as a Construction Management Plan has been submitted to and approved in writing by the local planning authority. The plan shall cover:-

(a) Dust mitigation measures.

(b) The location and operation of plant and wheel washing facilities

- (c) Details of best practical measures to be employed to mitigate noise and vibration arising out of the construction process
- (d) Details of construction traffic movements including cumulative impacts which shall demonstrate the following:-
 - (i) Rationalise travel and traffic routes to and from the site.
 - (ii) Provide full details of the number and time of construction vehicle trips to the site with the intention and aim of reducing the impact of construction related activity.
 - (iii) Measures to deal with safe pedestrian movement.
- (e) Security Management (to minimise risks to unauthorised personnel).
- (f) Details of the training of site operatives to follow the Construction Management Plan requirements.

Reason: In order that the local planning authority may be satisfied that the demolition and construction process is carried out in a manner which will minimise possible noise, disturbance and pollution to neighbouring properties and to comply with Policy 5.3 Sustainable design and construction, Policy 6.3 Assessing effects of development on transport capacity and Policy 7.14 Improving air quality of the London Plan (2015).

- 5. (a) No development (with the exception of demolition of above ground structures) shall commence until each of the following have been complied with:-
 - (i) A desk top study and site assessment to survey and characterise the nature and extent of contamination and its effect (whether on or off-site) and a conceptual site model have been submitted to and approved in writing by the local planning authority, in consultation with the Environment Agency.
 - (ii) A site investigation report to characterise and risk assess the site which shall include the gas, hydrological and contamination status, specifying rationale; and recommendations for treatment for contamination encountered (whether by remedial works or not) has been submitted to and approved in writing by the Council.
 - (iii) The required remediation scheme implemented in full.
- (b) If during any works on the site, contamination is encountered which has not previously been identified ("the new contamination") the Council shall be notified immediately and the terms of paragraph (a), shall apply to the new contamination. No further works shall take place on that part of the site or adjacent areas affected, until the requirements of paragraph (a) have been complied with in relation to the new contamination.
- (c) The development shall not be occupied until a closure report has been submitted to and approved in writing by the Council, in consultation with the Environment Agency.

Reason: To ensure that the local planning authority may be satisfied that potential site contamination is identified and remedied in view of the historical use(s) of the site, which may have included industrial processes and to comply with DM Policy 28 Contaminated Land of the Development Management Local Plan (November 2014).

- 6. No development shall commence on site until a detailed schedule and specification/samples of all external materials and finishes to be used on the buildings and hard surfaced areas have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the local planning authority may be satisfied as to the external appearance of the building and landscaping and to comply with Policy 15 High quality design for Lewisham of the Core Strategy (June 2011) and Development Management Local Plan (November 2014) DM Policy 30 Urban design and local character.

7. (a) A minimum of **26** secure and dry cycle parking spaces shall be provided within the development.
- (b) No development shall commence (with the exception of demolition) on site until the full details of the cycle parking facilities have been submitted to and approved in writing by the local planning authority.
- (c) All cycle parking spaces shall be provided and made available for use prior to occupation of the development and maintained thereafter.

Reason: In order to ensure adequate provision for cycle parking and to comply with Policy 14: Sustainable movement and transport of the Core Strategy (2011).

8. (a) No development shall commence above ground level on site until drawings showing new or amended hard landscaping of any part of the site not occupied by buildings (including details of the permeability of hard surfaces) have been submitted and approved in writing by the local planning authority.
- (b) All hard landscaping works which form part of the approved scheme under part (a) shall be completed prior to occupation of the development.

Reason: In order that the local planning authority may be satisfied as to the details of the proposal and to comply with Policies 5.12 Flood risk management and 5.13 Sustainable Drainage in the London Plan (2015), Policy 15 High quality design for Lewisham of the Core Strategy (June 2011) and Development Management Local Plan (November 2014) Policy 25 Landscaping and trees, and DM Policy 30 Urban design and local character.

9. No development shall commence on site until a Tree Protection Plan (TPP) has been submitted to and approved by the Council. The TPP should follow the recommendations set out in BS 5837:2012 (Trees in relation to design, demolition and construction – Recommendations). The TPP should clearly indicate on a dimensioned plan superimposed on the building layout plan and in a written schedule details of the location and form of protective barriers to form a construction exclusion zone, the extent and type of ground protection measures, and any additional measures needed to protect vulnerable sections of trees and their root protection areas where construction activity cannot be fully or permanently excluded.

Reason: To safeguard the health and safety of trees during building operations and the visual amenities of the area generally and to comply with Policy 12 Open space and environmental assets of the Core Strategy (June 2011), and DM Policy 25 Landscaping and trees and DM Policy 30 Urban design and local character of the Development Management Local Plan (November 2014).

10. (a) A scheme of soft landscaping (including details of any trees or hedges to be retained and proposed plant numbers, species, location and size of trees and tree pits) and details of the management and maintenance of the landscaping for a period of five years shall be submitted to and approved in writing by the local planning authority prior to construction of the above ground works.
- (b) All planting, seeding or turfing shall be carried out in the first planting and seeding seasons following the completion of the development, in accordance with the approved scheme under part (a). Any trees or plants which within a period of

five years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species.

Reason: In order that the local planning authority may be satisfied as to the details of the proposal and to comply with Core Strategy Policy 12 Open space and environmental assets, Policy 15 High quality design for Lewisham of the Core Strategy (June 2011), and DM Policy 25 Landscaping and trees and DM Policy 30 Urban design and local character of the Development Management Local Plan (November 2014).

11. (a) Details of the proposed new or replacement boundary treatments including any gates, walls or fences (including around the park depot and pleasure ground) shall be submitted to and approved in writing by the local planning authority prior to construction of the above ground works.
- (b) The approved boundary treatments shall be implemented prior to occupation of the buildings and retained in perpetuity.

Reason: To ensure that the boundary treatment is of adequate design in the interests of visual and residential amenity and to comply with Policy 15 High quality design for Lewisham of the Core Strategy (June 2011) and DM Policy 30 Urban design and local character of the Development Management Local Plan (November 2014).

12. Details of the location and specification of the 21no. bat boxes to be provided as part of the development hereby approved shall be submitted to and approved in writing by the local planning authority prior to commencement of above ground works and shall be installed before occupation of the refurbished Stable Block building and maintained in perpetuity.

Reason: To comply with Policy 7.19 Biodiversity and access to nature conservation in the London Plan (2016), Policy 12 Open space and environmental assets of the Core Strategy (June 2011), and DM Policy 24 Biodiversity, living roofs and artificial playing pitches and local character of the Development Management Local Plan (November 2014).

13. (a) Detailed plans and a specification of the appearance of and the equipment comprising a ventilation system which shall include measures to alleviate noise, vibration, fumes and odours (and incorporating active carbon filters, silencer(s) and anti-vibration mountings where necessary) shall be submitted to and approved in writing by the local planning authority.
- (b) The ventilation system shall be installed in accordance with the approved plans and specification before use of the development hereby permitted first commences and shall thereafter be permanently maintained in accordance with the approved specification.

Reason: To safeguard the amenities of the park and the area generally and to comply with Policy 17 Restaurants and cafes (A3 uses) and drinking establishments (A4 uses) of the Development Management Local Plan (November 2014).

14. (a) Prior to occupation of the development a scheme for any external lighting that is to be installed at the site, including measures to prevent light spillage shall be submitted to and approved in writing by the local planning authority.
- (b) Any such external lighting as approved under part (a) shall be installed in accordance with the approved drawings and such directional hoods shall be retained permanently.
- (c) The applicant should demonstrate that the proposed lighting is the minimum needed for security and working purposes and that the proposals minimise

pollution from glare and spillage.

Reason: In order that the local planning authority may be satisfied that the lighting is installed and maintained in a manner which will minimise possible light pollution to the night sky and neighbouring properties and to comply with DM Policy 27 Lighting of the Development Management Local Plan (November 2014).

15. (a) The development shall not be occupied until a Delivery and Servicing Plan has been submitted to and approved in writing by the local planning authority.
- (b) The plan should include details of measures to rationalise the number and time of delivery and servicing trips to the site with the aim of reducing the impact of delivery and servicing activity.
- (c) The approved Delivery and Servicing Plan shall be implemented in full accordance with the approved details from the first occupation of the development and shall be adhered to in perpetuity.

Reason: In order to ensure satisfactory vehicle management and to comply with Policy 14 Sustainable movement and transport of the Core Strategy (June 2011).

16. (a) No part of the development hereby approved shall be occupied until such time as a user's Travel Plan, in accordance with Transport for London's document 'Travel Planning for New Development in London' has been submitted to and approved in writing by the local planning authority. The development shall operate in full accordance with all measures identified within the Travel Plan from first occupation.
- (b) The Travel Plan shall specify initiatives to be implemented by the development to encourage access to and from the site by a variety of non-car means, shall set targets and shall specify a monitoring and review mechanism to ensure compliance with the Travel Plan objectives. Additionally, it shall include a programme to monitor the impact of increased (non-event day) visitor numbers on parking stress and congestion in the area around the Park and provide for the introduction of additional measures to mitigate impacts on parking and traffic caused.
- (c) Within the timeframe specified by (a) and (b), evidence shall be submitted to demonstrate compliance with the monitoring and review mechanisms agreed under parts (a) and (b).

Reason: In order that both the local planning authority may be satisfied as to the practicality, viability and sustainability of the Travel Plan for the site and to comply with Policy 14 Sustainable movement and transport of the Core Strategy (June 2011).

17. The whole of the new car park and bollards restricting access to the Mansion shown on drawing no. (90) LD 107 hereby approved shall be provided and retained permanently for the accommodation of vehicles of the occupiers of and visitors to the development. The new car park shall not be first used unless and until the existing car park to the west of the Mansion has been ceased to operate.

Reason: To ensure that parking is managed and to comply with Policy 14 Sustainable movement and transport of the Core Strategy (June 2011), DM Policy 29 Car parking of the Development Management Local Plan (November 2014), and Table 6.2 of the London Plan (July).

18. (a) No development shall commence until details of the following works to the highway (including drawings and specifications) have been submitted to and approved in

writing by the local planning authority:

i) parking controls/waiting restrictions on the section of Beckenham Hill Road adjacent to the park to minimise the impact associated with an intensification of use at the park which will cause parking stress and congestion if unmanaged.

ii) entry treatment works (tighten kerb radius - southern), the creation of a raised table and the installation of tactile paving at the vehicular entrance on Beckenham Hill Road (Gate 2), to improve pedestrian accessibility and create safer walking routes into the park.

(b) The refurbished Stable Block shall not be first occupied until the highways works referred to in paragraph (a) of this condition have been implemented in accordance with the details approved under the said paragraph (a).

Reason: In order to ensure that satisfactory means of access is provided, to ensure that the development does not prejudice the free flow of traffic or conditions of general safety along the neighbouring highway and to comply with Policy 14 Sustainable movement and transport of the Core Strategy (June 2011). This is a pre-commencement condition because the local planning authority needs to be satisfied that the proposed and required highways works necessary to facilitate the development can be satisfactorily designed before development starts.

19. Prior to the first occupation of the refurbished Stable Block, a Wayfinding Strategy within the Park and to/from local train stations and bus stops shall be submitted to and approved by the Local Planning Authority.

Reason: In order that the local planning authority may be satisfied as to the measures to promote accessibility to the Park by sustainable means and to comply with Policy 14 Sustainable movement and transport of the Core Strategy (June 2011).

20. (a) A minimum of 21 car parking spaces within the new car park shall be provided with electric vehicle charging points.
- (b) Details of the electric vehicle charging points to be provided and a programme for their installation and maintenance shall be submitted to and approved in writing by the local planning authority prior to construction of the proposed car park.
- (b) The electric vehicle charging points as approved shall be installed prior to first use of the new car park and shall thereafter be retained and maintained in accordance with the details approved under (a).

Reason: To reduce pollution emissions in an Area Quality Management Area in accordance with Policy 7.14 Improving air quality in the London Plan (2016), and DM Policy 29 Car parking of the Development Management Local Plan (November 2014).

21. No drainage systems for the infiltration of surface water drainage into the ground shall be installed other than with the express written consent of the local planning authority in consultation with the Environment Agency, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

Reason: To ensure that any infiltration drainage does not take place in areas of made ground that could present a contamination risk to groundwater and to comply with Policy 5.13 Sustainable drainage of the London Plan (July 2016).

22. (a) No impact piling or any other foundation designs using penetrative methods shall

take place, other than with the prior written approval of the local planning authority in consultation with Thames Water.

- (b) Details of any such operations must be submitted to and approved in writing by the local planning authority prior to commencement of development on site and shall be accompanied by details of the relevant penetrative methods.
- (c) Any such work shall be carried out only in accordance with the details approved under part (b).

Reason: To prevent pollution of controlled waters and to comply with Core Strategy (2011) Policy 11 River and waterways network and Development Management Local Plan (November 2014) DM Policy 28 Contaminated land.

23. Within 6 months of the commencement of excavation of the proposed lake/wetland, a Landscape and Ecological Management Plan for the development, conforming to the British Standard Chapter 11 [BS 42020:2013 - "Biodiversity code of practice for planning and development"] and including long term design objectives, ecological objectives, a planting scheme, management responsibilities, monitoring and maintenance schedules for all landscape areas for a 10 year period shall be submitted to and approved in writing by the local planning authority. The Landscape and Ecological Management Plan shall be carried out as approved.

Reason: To conserve the natural features, ecology and character of the area and to ensure their long-term sustainability through appropriate site management to comply with Core Strategy Policy 12 Open space and environmental assets in the adopted Core Strategy (2011).

24. No development shall commence on site until a Tree Protection Plan (TPP) has been submitted to and approved by the Council. The TPP should follow the recommendations set out in BS 5837:2012 (Trees in relation to design, demolition and construction – Recommendations). The TPP should clearly indicate on a dimensioned plan superimposed on the development layout plan and in a written schedule details of the location and form of protective barriers to form a construction exclusion zone, the extent and type of ground protection measures, and any additional measures needed to protect vulnerable sections of trees and their root protection areas where construction activity cannot be fully or permanently excluded.

Reason: To safeguard the health and safety of trees during building operations and the visual amenities of the area generally and to comply with Policy 12 Open space and environmental assets of the Core Strategy (June 2011), and DM Policy 25 Landscaping and trees and DM Policy 30 Urban design and local character of the Development Management Local Plan (November 2014).

25. Prior to the first occupation of the refurbished Stable Block, a Parking Management Plan shall be submitted to and approved by the Local Planning Authority. The plan shall outline the measures that will be employed to discourage informal car parking within the site, particularly along the vehicular access road, and on those roads immediately surrounding the site.

Reason: To ensure that parking is managed and to comply with Policy 14 Sustainable movement and transport of the Core Strategy (June 2011), DM Policy 29 Car parking of the Development Management Local Plan (November 2014), and Table 6.2 of the London Plan (2016).

26. (a) No development shall commence (with the exception of demolition) on site until details of proposals for the storage of refuse and recycling facilities have been submitted to and approved in writing by the local planning authority.

- (b) The facilities as approved under part (a) shall be provided in full prior to occupation of the development and shall thereafter be permanently retained and maintained.

Reason: In order that the local planning authority may be satisfied with the provisions for recycling facilities and refuse storage in the interest of safeguarding the amenities of neighbouring occupiers and the area in general, in compliance with Development Management Local Plan (November 2014) DM Policy 30 Urban design and local character and Core Strategy Policy 13 Addressing Lewisham waste management requirements (2011).

27. The bollards restricting access to the Mansion shown on drawing no. (90) LD 107 hereby approved shall be provided and retained permanently to ensure that vehicular access to the Mansion is limited to operational vehicles only. No parking is permitted within the Mansion access, entrance and drop off area indicated on drawing no. LD PLN 407 Rev A.

Reason: To ensure that vehicular access is managed and to comply with Policy 14 Sustainable movement and transport of the Core Strategy (June 2011), DM Policy 29 Car parking of the Development Management Local Plan (November 2014), and Table 6.2 of the London Plan (2016).

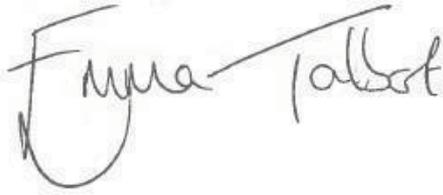
28. Prior to the first occupation of the refurbished Stable Block, a Cycle Management Plan shall be submitted to and approved in writing by the local planning authority. The Plan shall include measures to manage the safe use of the proposed new routes within the Park by all users.

Reason: To comply with Policy 14 Sustainable movement and transport and Policy 15 High quality design of the Core Strategy (June 2011).

I N F O R M A T I V E S

29. **Positive and Proactive Statement:** The Council engages with all applicants in a positive and proactive way through specific pre-application enquiries and the detailed advice available on the Council's website. On this particular application, positive discussions took place which resulted in further information being submitted.
- A. **Surface Water Drainage** - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. The contact number is 0800 009 3921. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.
- B. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.
- C. The applicant is encouraged to approach the London Borough of Bromley to request that resident parking restrictions are introduced on Westgate Road.

Yours sincerely

A handwritten signature in black ink that reads "Emma Talbot". The signature is written in a cursive style with a large, looped initial 'E'.

Emma Talbot
Head of Planning

Statement of Applicant's Rights arising from Grant of Planning Permission subject to conditions:-

Appeals to the Secretary of State

- If you are aggrieved by the decision of the London Borough of Lewisham to refuse planning permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.
- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- Appeals must be made using a form which you can get from the Planning Inspectorate, Room 3/13, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, Tel No. 0303 444 5000, Email: enquiries@pins.gsi.gov.uk or fill in a form online via <https://www.gov.uk/appeal-planning-decision>
- The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Planning Inspectorate that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by the Planning Inspectorate.

Purchase Notices

- If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the London Borough of Lewisham. This notice will require the London Borough of Lewisham to purchase the owner's interest in the land in accordance with the provisions of Chapter 1 Part VI of the Town and Country Planning Act 1990.